



17 Welland Close, Droitwich, WR9 8TX

Nestled in the tranquil cul-de-sac of Welland Close, Droitwich, this charming detached house offers a perfect blend of space and comfort for family living.

The residence features five generously sized bedrooms, providing ample accommodation for family members or guests. The layout includes two inviting reception rooms, allowing for versatile use; whether you desire a formal dining area, a cosy lounge, or a playroom for the children, this home can cater to your needs. The addition of a delightful conservatory enhances the living experience, offering a bright and airy space to relax and enjoy the garden views.

The property also benefits from off-road parking, ensuring convenience for residents and visitors alike. The surrounding area is peaceful, making it a perfect retreat from the hustle and bustle of daily life while still being within easy reach of local amenities and transport links.

This delightful home in Droitwich is not just a property; it is a place where memories can be made. With its spacious layout and prime location, it presents an excellent opportunity for those looking to settle in a welcoming community. Do not miss the chance to make this house your home.

What3Words Search ///koala.flattery.level
EPC Rating C, Council Tax Band D



- 5 Bedroom Family Home
- Detached
- Cul-De-Sac Location
- Off-Road Parking
- Kitchen-Diner and Separate Utility
- Two Reception Rooms and Conservatory



4 Reception Room/s



5 Bedroom/s



1 Bath/ shower room/s

Entrance Hall 4'9" x 4'0" (1.45 x 1.24)

Having laminate flooring, radiator, ceiling light point smoke alarm, uPVC door to the front and stairs to the first floor.

Reception Room 21'3" x 15'6" maximum (6.49 x 4.73 maximum)

Having laminate flooring, two double glazed windows to the front, two radiators and ceiling light points.

Kitchen/Diner 14'9" x 11'8" maximum (4.51 x 3.58 maximum)

Having tiled floor, part tiled walls, a range of wall and base units and stainless steel sink and drainer unit with mixer tap. The kitchen also features a range cooker and extractor fan, dishwasher, fridge and double glazed patio doors leading to the conservatory. The kitchen also has under-stairs storage, recessed ceiling spotlights, heat alarm and double glazed window to the rear.

Conservatory 12'2" x 8'1" maximum (3.72 x 2.47 maximum)

Having tiled floor, ceiling light and fan and uPVC windows and doors to the rear garden.

Reception Room 8'10" x 10'1" maximum (2.71 x 3.08 maximum)

Having laminate flooring, double glazed patio doors to the rear, radiator, recessed ceiling spotlights, and cupboard housing the boiler.

Utility 6'10" x 8'10" maximum (2.10 x 2.70 maximum)

Having tiled floor, opaque double glazed window to the side, recessed ceiling spotlights and plumbing for the washing machine.

Downstairs W/C 5'2" x 2'3" (1.60 x 0.70)

Having tiled floor, push button W/C, hand wash basin, ceiling light point and opaque double glazed window to the side.

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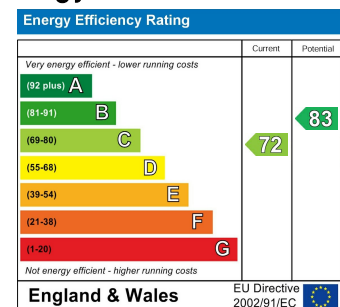


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Energy Performance Ratings



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